



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

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### CLOSED SESSION

3:30 PM

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#### CALL TO ORDER

1. Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

#### ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

#### CLOSED SESSION

- I. **CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)**
  - a. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Police Officers' Association Sworn Personnel Bargaining Unit
  - b. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Police Officers' Association Non-Sworn Personnel Bargaining Unit
  - c. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Firefighters' Association Safety and Non-safety Bargaining Unit
  - d. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: ECEA Unit (SUP)
  - e. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Maintenance and Operations Bargaining Unit (Teamsters Local 911 and ACE)



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### II. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8)

- a. Property: 272 E. Via Rancho Pkwy (North County Mall)  
Agency Negotiator: Sean McGlynn, City Manager or designee  
Negotiating Parties: Larry Green, L. Green Investment & Development, LLC  
Under Negotiation: Price and Terms of Potential Ground Lease (former Nordstrom)
  
- b. Property: 272 E. Via Rancho Pkwy, Escondido (North County Mall)  
Agency Negotiator: Sean McGlynn, City Manager or designee  
Negotiating Parties: Steerpoint Capital  
Under Negotiation: Price and Terms of Ground Lease Amendment

### III. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION (Government Code § 54956.9(d)(1))

- a. *Touchstone MF Fund I, LLC v. City of Escondido*  
San Diego Superior Court Case No. 37-2020-00020856-CU-BC-NC

### ADJOURNMENT

Mayor White adjourned the meeting at 4:47 p.m.

DocuSigned by:

*Dane White*

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MAYOR

DocuSigned by:

*Jack Beck*

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CITY CLERK



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

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### REGULAR SESSION

5:00 PM Regular Session

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#### MOMENT OF REFLECTION

City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

#### FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

#### CALL TO ORDER

Roll Call: C. Garcia, J. Garcia, Martinez, Morasco, White

#### PRESENTATION

Badge Pinning Ceremony - Fire Chief John Tenger

#### CLOSED SESSION REPORT

#### ORAL COMMUNICATIONS

Beck Rapp – Expressed concern regarding mental health in Escondido.

#### CONSENT CALENDAR

Motion to the consent calendar, except item 11: Morasco; Second: C. Garcia; Approved: 5-0

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB) -**

2. **APPROVAL OF WARRANT REGISTER (COUNCIL)**

Request approval for City Council and Housing Successor Agency warrant numbers:

- 374431 – 374606 dated June 14, 2023
- 374607 – 374830 dated June 21, 2023
- 374831 – 374998 dated June 28, 2023

Staff Recommendation: Approval (Finance Department: Christina Holmes)



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

3. **APPROVAL OF MINUTES: Regular Meetings of June 14, 2023 and June 21, 2023**
4. **WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –**
5. **SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2000-01 (HIDDEN TRAILS)**

Request the City Council adopt Resolution 2023-80, setting the Special Tax Levy for Community Facilities District No. 2000-01 (Hidden Trails)(the “District”) for Fiscal Year 2023/24. (File Number 0685-10)

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

a) Resolution No. 2023-80

6. **SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2006-01 (EUREKA RANCH)**

Request the City Council adopt Resolution 2023-81, setting the Special Tax Levy for Community Facilities District No. 2006-01 (Eureka Ranch) (the “District”) for Fiscal Year 2023-24. (File Number 0685-10)

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

a) Resolution No. 2023-81

7. **SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2020-2 (THE VILLAGES)**

Request the City Council adopt Resolution 2023-83, setting the Special Tax Levy for Community Facilities District No. 2020-2 (The Villages)(The “District”) for Fiscal Year 2023/24. (File Number 0685-10)

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

a) Resolution 2023-83



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

**8. SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2022-1 (ECLIPSE/MOUNTAIN HOUSE)**

Request the City Council adopt Resolution 2023-84, setting the Special Tax Levy for Community Facilities District No. 2022-1(Eclipse/Mountain House) (the “District”) for Fiscal Year 2023-24. (File Number 0685-10)

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

a) Resolution No. 2023-84

**9. AWARD PURCHASE OF FUELS FOR FISCAL YEAR 2024**

Request the City Council adopt Resolution No. 2023-92, approving the purchase of unleaded gasoline and diesel fuel from SC Fuels, Inc. in the amount of \$1,550,000 utilizing a Cooperative Purchase Agreement between the City of San Diego and SC Fuels, RFP No. 10089315-18-K, pursuant to Escondido Municipal Code Chapter 10, Article 5, Section 10-91. (0600-10; A-3465)

Staff Recommendation: Approval (Public Works Department: Joseph Goulart, Director of Public Works)

Presenter: Jeramiah Jennings, Fleet Maintenance Superintendent

a) Resolution No. 2023-92

**10. LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FINAL ENGINEER'S REPORT FOR FISCAL YEAR 23/24**

Request the City Council approve Resolution Number 2023-87 approving the Assessment Engineer’s Report and the annual levy and collection of assessments for the City of Escondido Landscape Maintenance Assessment District (“LMD”) (Attachment “1”, LMD Map) for Zones 1 through 38 for 2023/2024 fiscal year. (File Number 0685-10)

Staff Recommendation: Approval (Development Services Department: Andrew Firestone, Development Services Director, and Julie Procopio, City Engineer)

Presenter: Brad Mason, Landscape Project Manager

a) Resolution No. 2023-87



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

**11. CONSULTING AGREEMENT WITH FEHR & PEERS TO PREPARE A MOBILITY ELEMENT UPDATE INCLUDING A COMPREHENSIVE ACTIVE TRANSPORTATION STRATEGY AND VOUCHER AGREEMENT WITH CALSTART FOR FUNDING A COMMUNITY TRANSPORTATION NEEDS ASSESSMENT**

Request the City Council take the following actions: Adopt Resolution No. 2023-91 authorizing the Mayor to execute, on behalf of the City, a Consulting Agreement with Fehr & Peers to prepare the Mobility Element Update including a Comprehensive Active Transportation Strategy and Community Transportation Needs Assessment in an amount not to exceed \$525,340; and adopt Resolution No. 2023-69 authorizing the Mayor to execute, on behalf of the City, a Voucher Agreement with CALSTART, to receive \$100,000 through Clean Mobility Options, to fund the preparation of a Community Transportation Needs Assessment by Fehr & Associates. (File Number 0600-10; A-3466)

Staff Recommendation: Approval (Development Services Department: Andrew Firestine, Development Services Director and Julie Procopio, City Engineer)

Presenter: Edd Alberto, City Traffic Engineer

a) Resolution No. 2023-91

b) Resolution No. 2023-69

Jacob Mandel – Expressed support for this item.

Motion: Martinez; Second: Morasco; Approved: 5-0

**12. APPROVE CHANGE ORDER TO COMPLETE ADDITIONAL WORK FOR THE STORM DRAIN REHABILITATION PROJECT, PHASE III**

Request the City Council adopt Resolution No. 2023-90 authorizing a change order with Sancon Technologies, Inc. in an amount not to exceed \$551,361.23 to add rehabilitation of two 66" storm drain pipelines to the Storm Drain Rehabilitation, Phase III project ("Project"). (File Number 0600-10)

Staff Recommendation: Approval (Development Services Department: Andrew Firestine, Director of Development Services and Julie Procopio, City Engineer)

Presenter: Jonathan Schauble, Principal Civil Engineer

a) Resolution No. 2023-90



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

**13. SAN DIEGO DROWNING PREVENTION FOUNDATION GRANT - \$3,000**

Request the City Council adopt Resolution No. 2023-79 authorizing the Director of Communications & Community Services to receive a \$3,000 grant from the San Diego Drowning Prevention Foundation. (File Number 0480-70)

Staff Recommendation: Approval (Community Services: Joanna Axelrod, Deputy City Manager/Director of Communications and Community Services)

Presenter: Robert Rhoades, Deputy Director of Community Services

a) Resolution No. 2023-79

**14. LIBRARY CRITICAL INFRASTRUCTURE PROJECT MANAGEMENT CONSULTING AGREEMENT WITH GRIFFIN STRUCTURES**

Request the City Council adopt Resolution No. 2023-86, authorizing the Mayor to execute a Consulting Agreement with Griffin Structures in the amount of \$798,000 for the project and construction management services related to the Escondido Public Library Critical Infrastructure and Modernization Project ("Project"). (File Number 0600-10; A-3467)

Staff Recommendation: Approval (Communications & Community Services Department: Joanna Axelrod, Deputy City Manager/Director of Communications & Community Services)

Presenter: Joanna Axelrod, Deputy City Manager/Director of Communications & Community Services

a) Resolution No. 2023-86

**15. REVIEW AND UPDATE OF CITY COUNCIL INTERAGENCY AND SUBCOMMITTEE ASSIGNMENTS**

Request the City Council ratify members to serve on the Mayor/Council boards and subcommittees per the attached listing. (File Number 0120-10)

Staff Recommendation: Approval (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

### PUBLIC HEARING

#### 16. EAST VALLEY SPECIFIC PLAN

Request the City Council establish the East Valley Specific Plan by adopting Resolution No. 2023-85, certifying the Program Environmental Impact Report prepared for the East Valley Specific Plan; and adopting Ordinance No. 2023-10, approving the East Valley Specific Plan and rezoning the East Valley Specific Plan area from General Commercial (CG), Hospital Professional (HP), and Commercial Professional (CP), to Specific Plan (S-P). (File Number 0810-20)

Staff Recommendation: Approval (Development Services Department: Andrew Firestone, Director of Development Services)

Presenter: Adam Finestone, City Planner

a) Resolution No. 2023-85

b) Ordinance No. 2023-10 (First Reading and Introduction)

Joe Awad – Expressed opposition to this item.

Catherine Ferguson – Requested existing business uses in the East Valley Specific Plan be grandfathered in.

Mark Skovorodko – Expressed support for this item.

Kelly Brown – Expressed concern regarding this item.

Morasco – Adequate parking, businesses being reclassified, grandfathering businesses.

Eliminate affordable housing trust funds

Motion to approve the East Valley Specific Plan with the exception of allowing drive-thru facilities to continue operating with conditional uses; strike section 2.2.2. (1.1); strike the last sentence of 1.4; strike the following words from Section 2.2.4 (1.4) *“increase the number of people who use transit”* and replace with *“other viable transit options”*; strike section 3.2: White; Second: Morasco; Approved: 5-0





# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

### CURRENT BUSINESS

**17. CITY OF ESCONDIDO'S WRITTEN RESPONSE TO THE SAN DIEGO COUNTY GRAND JURY REPORT TITLED "HOUSING IN SAN DIEGO COUNTY"**

Request the City Council adopt Resolution No. 2023-78 approving the written response of the City of Escondido to the 2022/2023 San Diego County Grand Jury Report titled "Housing in San Diego County." (File Number 0875-70)

Staff Recommendation: Approval (City Attorney's Office: Michael McGuinness, City Attorney; Development Services Department: Andrew Firestone, Director of Development Services)

Presenter: Michael McGuinness, City Attorney

a) Resolution No. 2023-78

Motion: Morasco; Second: C. Garcia; Approved: 5-0

**18. COOL ZONE PRACTICES**

Request the City Council receive and file a presentation on Cool Zone Practices. (File Number 0810-15)

Staff Recommendation: Receive and File (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

Lisa Dahl – Requested more Cool Zones be established in Escondido.

Patricia Serrano – Requested more Cool Zones be established in Escondido.

Tonia Bowman – Requested more Cool Zones be established in Escondido.

Georgine Tomasi – Requested more Cool Zones be established in Escondido.

No Council Action Required.

### FUTURE AGENDA

**19. FUTURE AGENDA**

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.



# CITY of ESCONDIDO

## COUNCIL MEETING MINUTES

Staff Recommendation: None (City Clerk's Office: Zack Beck)

### COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

#### CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, [www.escondido.org](http://www.escondido.org).

#### ORAL COMMUNICATIONS

None.

#### ADJOURNMENT

Mayor White adjourned the meeting at 7:57 p.m.

DocuSigned by:  
*Dane White*  
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MAYOR

DocuSigned by:  
*Zack Beck*  
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CITY CLERK